



Fellows Close, Weldon Corby NN17 3LT



welcome to

Fellows Close, Weldon Corby

Spacious four bedroom detached family home with garage and off road parking.



Entrance Hall

Entrance via composite door, stairs to first floor, door to living room, carpet and radiator.

Cloakroom

Obscure double glazed window to rear, WC, wash hand basin.

Lounge

11' x 15' 8" (3.35m x 4.78m)

Double glazed window to front aspect, carpet and radiator.

Kitchen

18' 4" max x 10' 4" (5.59m max x 3.15m)

Double glazed window to rear with patio doors leading to garden, wall and base units, one and half bowl sink, double doors into lounge, integral cooker with gas hob, door into pantry and door to utility room.

Utility Room

7' x 5' 3" (2.13m x 1.60m)

Space and plumbing for washing machine, tumble dryer, door to WC and door to garden, laminate floor.

Landing

Doors to bedrooms 1-4, airing cupboard, loft access and carpet.

Bedroom One

10' 3" x 14' 4" max (3.12m x 4.37m max)

Double glazed window to front aspect, built in cupboard, carpet and radiator.

En Suite

Shower cubicle, WC, wash hand basin, vinyl floor.

Bedroom Two

9' 3" x 12' 3" (2.82m x 3.73m)

Double glazed window, carpet and radiator.

Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m)

Double glazed window to rear aspect, carpet and radiator.

Bedroom Four

7' 2" x 9' 7" (2.18m x 2.92m)

Double glazed window to rear aspect, carpet and radiator.

Bathroom

Obscure double glazed window to rear aspect, bath, WC, wash hand basin, part tiled and vinyl floor.

**Externally
Front**

Part lawn with hard standing driveway.

Rear Garden

Mainly laid to lawn, enclosed with patio seating area, steps,

Garage

Single integral garage.



view this property online williamhbrown.co.uk/Property/COR112917



welcome to Fellows Close, Weldon Corby

- Detached
- Four bedrooms
- Garage
- Ensuite
- Off road parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 150.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£340,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/COR112917



Property Ref:
COR112917 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01536 267418



corby@williamhbrown.co.uk



61A Corporation Street, CORBY,
Northamptonshire, NN17 1NQ



williamhbrown.co.uk